

# Staff Summary Report



Development Review Commission Date: 05/08/07

Agenda Item Number: 7

**SUBJECT:** Hold a public hearing for a Zoning Map Amendment, Planned Area Development Overlay, and Development Plan Review for 5<sup>TH</sup> STREET WEST located at 1300 West 5<sup>th</sup> Street.

**DOCUMENT NAME:** DRCr\_5thStreetWest\_050807

**PLANNED DEVELOPMENT (0406)**

**SUPPORTING DOCS:** Yes

**COMMENTS:** Request for **5<sup>th</sup> STREET WEST (PL060558)** (Tom Goscicki, AJT Development, Owner/Applicant) for a two and three-story (13) unit residential development located at 1300 West 5<sup>th</sup> Street, in the R-2, Multi-Family Residential District, including the following:

**ZON07001 – (Ordinance No. 2007.29)** Zoning Map Amendment from R-2, Multi-Family Residential District to R1-PAD, Single Family Residential Planned Area Development District on +/-0.89 net acres.

**PAD07006** – Planned Area Development Overlay to modify development standards for 13 units on +/-27,000 s.f. of total building area.

**DPR07032** – Development Plan Review including site plan, building elevations and landscape plan.

**PREPARED BY:** Ryan Levesque, Senior Planner (480-858-2393)

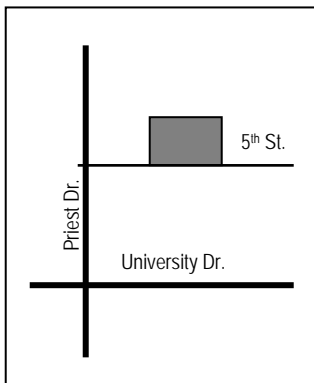
**REVIEWED BY:** Lisa Collins, Planning Director (480-350-8989) 

**LEGAL REVIEW BY:** N/A

**FISCAL NOTE:** N/A

**RECOMMENDATION:** Staff – Approval, subject to conditions (1-24).

## ADDITIONAL INFO:



Gross/Net site area	0.89 acres
Building area	27,000 s.f.
Lot Coverage	30%
Building Height	35 ft
Building setbacks	12' front, 26' west side, 9' east side, 7' rear
Landscaped area	30%
Vehicle Parking	45 spaces, including 10 tandem (33 min. required)
Bicycle Parking	22 spaces (14 min. required)

A neighborhood meeting was held on 12/18/06 and on 4/4/07 with this application.

**ATTACHMENTS:**

1. List of Attachments
  - 2-3. Comments
  - 4-7. Reasons for Approval / Conditions of Approval
  8. History & Facts / Zoning & Development Code Reference
- 
- A. Ordinance No. 2007.29
  - B. Location Map
  - C. Aerial Photo
  - D. Letter of Explanation
  - E. Neighborhood Meeting Summary
  - F. Planned Area Development Overlay / Site Plan
  - G. Turning Diagrams from applicant
  - H. Staff Recommended Layout
  - I. Building Elevations
  - J. Building Sections
  - K. Floor Plans
  - L. Landscape Plan
  - M. Preliminary Grading and Drainage Plan
  - N. Site Photos

## COMMENTS:

The applicant is requesting an approval for a Zoning Map Amendment, Planned Area Development Overlay, and Development Plan Review for a project consisting of thirteen (13) two and three-story townhome units. This site is located northeast of Priest and University Drive, along 5<sup>th</sup> Street. The existing site includes a duplex to the east and previously a single-family home on the remaining site (recently demolished). Located along the north side of 5<sup>th</sup> Street and adjacent to this site are residential duplexes of various styles. Directly to the south are multi-family four-plexes and single-family homes. The area is located within the Riverside-Sunset Neighborhood.

### Project Analysis

The project consists of two-story units that front onto 5<sup>th</sup> Street. The three-story units are located around the common courtyard and near the rear. Included with the homes are patio spaces looking out onto the street and courtyards. The site is accessed by two primary driveways which service the garages of the units, except four of the units have alley garage access. Additional homes in this area utilize access from the alley. Tandem parking spaces are available in front of five of the garage units (10 total spaces), intended for guests of those residents. With the opportunity of tandem parking, the development provides ample amounts of parking than the minimum required for multi-family residential (33 required, 45 provided).

The applicant was informed of the existing Sunset-Riverside Strategic Area Plan, a collaborated plan created by residents and recognized by City Council as a tool to guide neighborhood enhancements. 5<sup>th</sup> Street West project has implemented goals and objectives found within this document in order to further enhance the community desires.

### Design

The project provides a unique layout, different than most infill developments occurring in the area which attempt to maximize the density and limit the amount of open space by stacking the units one after another. This project design provides a focal point around the open space common areas, forming an interactive space with the community and residents. The building design is modernistic, utilizing projecting horizontal and vertical elements. Materials primarily consist of stucco, hard plank siding and brick base components. The use of linear forms, materials, and color provide an overall harmonized composition.

### Site Layout Recommendation (modification)

Staff has been unable to come to a consensus with the applicant on reconfiguring the parking and garage access layout at the northwest of the site. Based on the existing parking configuration, the City's Traffic Engineer and Planning staff recommends modifying the northwest parking layout to avoid conflicts with vehicles and pedestrians, and limit potential areas for unauthorized parking near the pedestrian gate and garage. Staff's recommended layout modification, as shown within Attachment H, will provide the following benefits:

1. Allows vehicles to exit the site by forward motion;
2. Removes area which may encourage unauthorized parking that would block access out of the garage and block pedestrian access to the alley;
3. Places the pedestrian pathway out of conflict from vehicles so that residents may access the refuse in the alley;
4. Provides one additional parking space;
5. Reduces the amount of asphalt drive; and
6. Relocates the garage access to the north, increasing alley use and potentially limiting undesirable activity.

Previous configurations of the eastern parking area have evolved through revisions and expansion of the project area to provide an acceptable parking configuration. Staff is hopeful an alternate parking layout will be provided as noted in the conditions, which is similar to the eastern parking configuration.

## Zoning Map Amendment / Planned Area Development Overlay

The project is requesting a zoning change from R-2, Multi-Family Residential to R1-PAD, Single-Family Residential Planned Area Development District. The proposed density for this project (14.6 du/ac) is consistent with the General Plan 2030 Projected Residential Density Map, Medium density (up to 15 du/ac). The adjacent properties north of 5<sup>th</sup> Street are primarily zoned R-2. Directly south of this project and west of the site along 5<sup>th</sup> Street, properties within this area zoned R-3R, with an existing density of 15-16 du/ac. Staff supports the proposed density, which is consistent with the voter adopted General Plan and zoning designation of R1-PAD. The R1-PAD designation allows an applicant to establish unique standards for the project, which would not be allowed within a traditional single family district. With this designation, fee simple lot configuration is required, thus increasing the opportunity for home-ownership. The proposed parking for the project exceeds requirements of a multi-family residential development, including use of ten (10) tandem parking spaces in front of garages. Below is a comparison chart of the existing zoning standards and the proposed standards for the R1-PAD:

<b>5<sup>TH</sup> STREET WEST Planned Area Development Overlay Standards</b>	<b>Required R-2</b>	<b>Proposed R1-PAD</b>
Site Area (net acres)	-	0.89 ac
Residential Density (dwelling units per acre)	10 du/ac	14.6 du/ac
Building Height Maximum	30 ft	35 ft
Maximum Lot Coverage (% of net site area)	45%	30%
Minimum Landscape Area (% of net site area)	30%	30%
Front Setback	20 ft	12 ft
Open Structures	15 ft	9 ft
Side Setback (West)	10 ft	26 ft
Side Setback (East)	10 ft	9 ft
Rear Setback	15 ft	7 ft
Parking	33	45 (10 tandem)
Bike Parking	14	22

## Public Input

The Zoning and Development Code requires projects that propose a Zoning Map Amendment or Planned Area Development Overlay must organize a neighborhood meeting regarding a proposal in order to facilitate dialogue with the adjacent community prior to public hearings. The applicant held a neighborhood meeting for a ten (10) unit project on December 18, 2006 at 6:00 p.m. located at the Westside Community Center. See attached summary of meeting provided by the applicant, (Attachment E). Another neighborhood meeting was provided on April 4, 2007, because the project had expanded to include three (3) additional units, totaling thirteen (13), with the acquisition of another property. Most of the input at the meetings was favorably received for the project. Staff has had communication with various inquiries on the project, but no opposition at this time.

## **REASONS FOR APPROVAL:**

- 1) The project meets the General Plan Projected Land Use (Residential) and Projected Residential Density (Medium Density, up to 15 du/ac) for this site.
- 2) The PAD overlay process was specifically created to allow for greater flexibility for unique and created developments.
- 3) Goals and objectives of the Sunset-Riverside Strategic Area Plan were accomplished with this development.
- 4) The project design provides a unique design-style to the neighborhood that is modernistic and complimentary to the streetscape of the neighborhood.

## **ZON07001 AND PAD07006**

### **CONDITIONS OF APPROVAL:**

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. DEVELOPMENT REVIEW COMMISSION MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS. THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCE THAT PLANNING STAFF OBSERVES ARE PERTINENT TO YOUR CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT. THESE ITEMS ARE NOT AN EXHAUSTIVE LIST.

1. A building permit shall be obtained and substantial construction commenced on or before **May 31, 2009** or the property shall revert to the previous zoning designation, subject to a formal public hearing at City Council.
2. The Planned Area Development Overlay for 5<sup>ST</sup> STREET WEST shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Development Services Department prior to issuance of building permits.
3. Minimum front yard building setback shall be twelve (12) feet from property line.
4. Maximum building height (35) feet, excluding any interior parapet designs.
5. A total of forty-six (46) parking spaces, including ten (10) tandem spaces, shall be provided for the thirteen (13) dwelling units, based on DPR07006 condition #9.

## **DPR07006**

### **CONDITIONS OF APPROVAL:**

#### **General**

6. Your drawings must be submitted to the Development Services Building Safety Division for building permits by **May 8, 2008** or Development Plan approval will expire.
  7. An Amended Subdivision Plat is required for this development and shall be recorded prior to issuance of building permits.
  8. The owner(s) shall provide a continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be reviewed and in a form satisfactory to the Development Services Manager and City Attorney.
- Verify all comments by the Public Works Department, Development Services Department, and Fire Department given on the Preliminary Site Plan Reviews. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Division will be reviewed by planning staff to ensure consistency with this approval prior

to issuance of building permits.

- Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for this project. Have the landscape architect and the mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59, available from Building Safety (480-350-8341). Contact Pete Smith of Water Resources (480-350-2668) if there are any questions regarding the purpose or content of the water conservation reports.
- The project site does not have an Archaeologically Sensitive designation. However, State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Where such a discovery is made, contact the Arizona State Historical Museum (520-621-6302) for removal and repatriation of the items. Contact the Tempe Historic Preservation Officer (Joe Nucci 480-350-8870) if questions regarding the process described in this condition.
- Specific requirements of the **Zoning and Development Code** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time, and reduce the potential for multiple plan check submittals, it is necessary that the applicant be familiar with the Zoning and Development Code (ZDC), which can be accessed through [www.tempe.gov/zoning](http://www.tempe.gov/zoning), or purchased at Development Services.
- Standard Details:
  - Tempe Standard "T" details may be accessed through [www.tempe.gov/engineering](http://www.tempe.gov/engineering) or purchased from the Engineering Division, Public Works Department.
  - Tempe Standard "DS" details for refuse enclosures may be accessed through [www.tempe.gov](http://www.tempe.gov) or may be obtained at Development Services.

### Site Plan

9. Reconfigure surface parking area to the west by providing four (4) parking spaces perpendicular to the drive aisle, including a six (6) foot sidewalk leading to the alley, as shown on staff example.
  10. Provide along the perimeter of the property, eight (8) foot high masonry walls painted with raked horizontal joints. Provide two (2) foot high masonry walls, consistent with building design, with an additional six (6) feet of wrought iron pickets along perimeter adjacent to alley at the end of driveways. Limiting wall screening will ensure more surveillance and security within the alley.
  11. Provide upgraded paving at each driveway apron consisting of unit paving. Extend unit paving in the driveway from the back of the accessible public sidewalk bypass to 20'-0" on site and from curb to curb at the drive edges.
  12. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.
  13. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
  14. Remove and replace existing curb cuts with details to match existing right of way improvements on 5<sup>th</sup> Street, including but not limited to additional landscaping to match existing.
- 100 year onsite retention required for this property, coordinate design with requirements of the Public

Works, Engineering Division.

- Underground all overhead utilities per City Code. This requirement excludes high-voltage transmission line unless project inserts a structure under the transmission line. Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
- Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
- Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
- Refuse:
  - Refuse will be collected in the alley as shown.
  - Develop strategy for recycling collection and pick-up from site with Ron Lopinski. Roll-outs may be allowed for recycled materials.
- Driveways:
  - Construct driveways in public right of way in conformance with Standard Detail T-320. Alternatively, the installation of driveways with return type curbs as indicated, similar to Standard Detail T-319, requires permission of Public Works/Traffic (Shelly Seyler 480-350-8219)
  - Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult "Corner Sight Distance" leaflet, available from Development Services Counter or from John Brusky in Transportation (480-350-8219) if needed. Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.
- Parking spaces:
  - Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.

### **Building Elevations**

15. Provide main colors and materials with a light reflectance value of 75 percent or less. Specific colors and materials exhibited on the materials sample board are approved by planning staff. Submit any additions or modifications for review during building plan check process. Planning inspection staff will field verify colors and materials during the construction phase.
16. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
17. Conceal roof drainage system within the interior of the building. Minimize visible, external features, such as overflows, and where needed design these to enhance the architecture of the building.
18. Incorporate lighting, address signs, incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations so that the architecture is enhanced by these elements.
19. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.

20. Exposed conduit, piping, etc. is not allowed unless a creative conduit surface design that compliments the architecture is reviewed and approved by the Development Review Commission.
- Measure height of buildings from top of curb along front of property (as defined by Zoning and Development Code).

### **Lighting**

- Follow the guidelines listed under appendix E "Photometric Plan" of the Zoning and Development Code.

### **Landscape**

#### **21. Irrigation notes:**

- a. Provide dedicated landscape water meter.
  - b. Enclose backflow prevention device in a lockable, pre-manufactured cage.
  - c. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½" (if any). Provide details of water distribution system.
  - d. Locate valve controller in a vandal resistant housing.
  - e. Hardwire power source to controller (a receptacle connection is not allowed).
  - f. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
  - g. Repair existing irrigation system in the adjacent public right of ways where damaged by work of this project. Provide temporary irrigation to existing landscape for period of time that irrigation system is out of repair.
22. Include requirement in site landscape work to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
23. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness or less. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.
- Indicate the location of all exterior light fixtures on the site, landscape (and photometric) plans. Avoid conflicts with lights in order to maintain illumination levels for exterior lighting.

### **Signage**

24. Provide address sign(s) on the building elevations facing the street and elevations of buildings adjacent to the alley. If unit addressing is provided, indicate above garages and at main entrances.
- a. Conform to the following for building address signs:
    - 1) Provide street number only, not the street name
    - 2) Compose of 6" high, individual mount.
    - 3) Provide a dedicated light source.
    - 4) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
    - 5) Do not affix number or letter to elevation that might be mistaken for the address.
  - b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.
- Obtain sign permit for any identification signs as well as for internally (halo) illuminated address signs. Directional signs (if proposed) may not require a sign permit, depending on size. Directional signs are subject to review by planning staff during plan check process. Separate Development Plan Review process may be required if signs do not conform to ZDC Part 4 Chapter 9 (Signs).



**HISTORY & FACTS:**

March 10, 1960	City Council approved a zoning change from R-1 to R-2
June 20, 1962	Building permit issued for duplex at 1244 W. 5 <sup>th</sup> Street.
December 18, 2006	Neighborhood meeting held by the applicant for a ten (10) unit project at 1300 West 5 <sup>th</sup> Street.
April 4, 2007	A second neighborhood meeting was held by the applicant for a thirteen (13) unit project at 1300 West 5 <sup>th</sup> Street.

**ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 6-304, Zoning Map Amendment  
Section 6-305, Planned Area Development (PAD) Overlay districts  
Section 6-306, Development Plan Review

ORDINANCE NO. 2007.29

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, AMENDING THE CITY OF TEMPE ZONING MAP, PURSUANT TO THE PROVISIONS OF THE ZONING AND DEVELOPMENT CODE PART 2, CHAPTER 1, SECTION 2-106 AND 2-107, RELATING TO THE LOCATION AND BOUNDARIES OF DISTRICTS.

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BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, as follows:

**Section 1.** That the Zoning Map of the City of Tempe, pursuant to the provisions of Zoning and Development Code, Part 2, Chapter 1, Section 2-106 and Section 2-107, is hereby amended by removing the below described property from the R-2, Multi-Family Residential District and designating it as R1-PAD, Single-Family Residential Planned Area Development District on 0.89 acres.

**LEGAL DESCRIPTION**

Parcel 1

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA RIVER BASE AND MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT A OF JO-ELLEN HOMES PER THE PLAT OF RECORD BOOK 89 OF MAPS PAGE 4, OFFICIAL RECORDS OF THE COUNTY RECORDED, MARICOPA COUNTY ARIZONA.

EXCEPT THE WEST 60 FEET THEREOF.

Parcel 2

LOT 10, PECAN GROVE ESTATES, BOOK 78 OF MAPS, PAGE 39.

TOTALING MORE OR LESS 0.89 ACRES.

**Section 2.** Further, those conditions of approval imposed by the City Council as part of case activity **ZON07001** and **PAD07006** are hereby expressly incorporated into and adopted as part of this ordinance by this reference.

**Section 3.** Pursuant to City Charter, Section 2.12, ordinances are effective thirty (30) days after adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

\_\_\_\_\_  
Mayor

ATTEST:

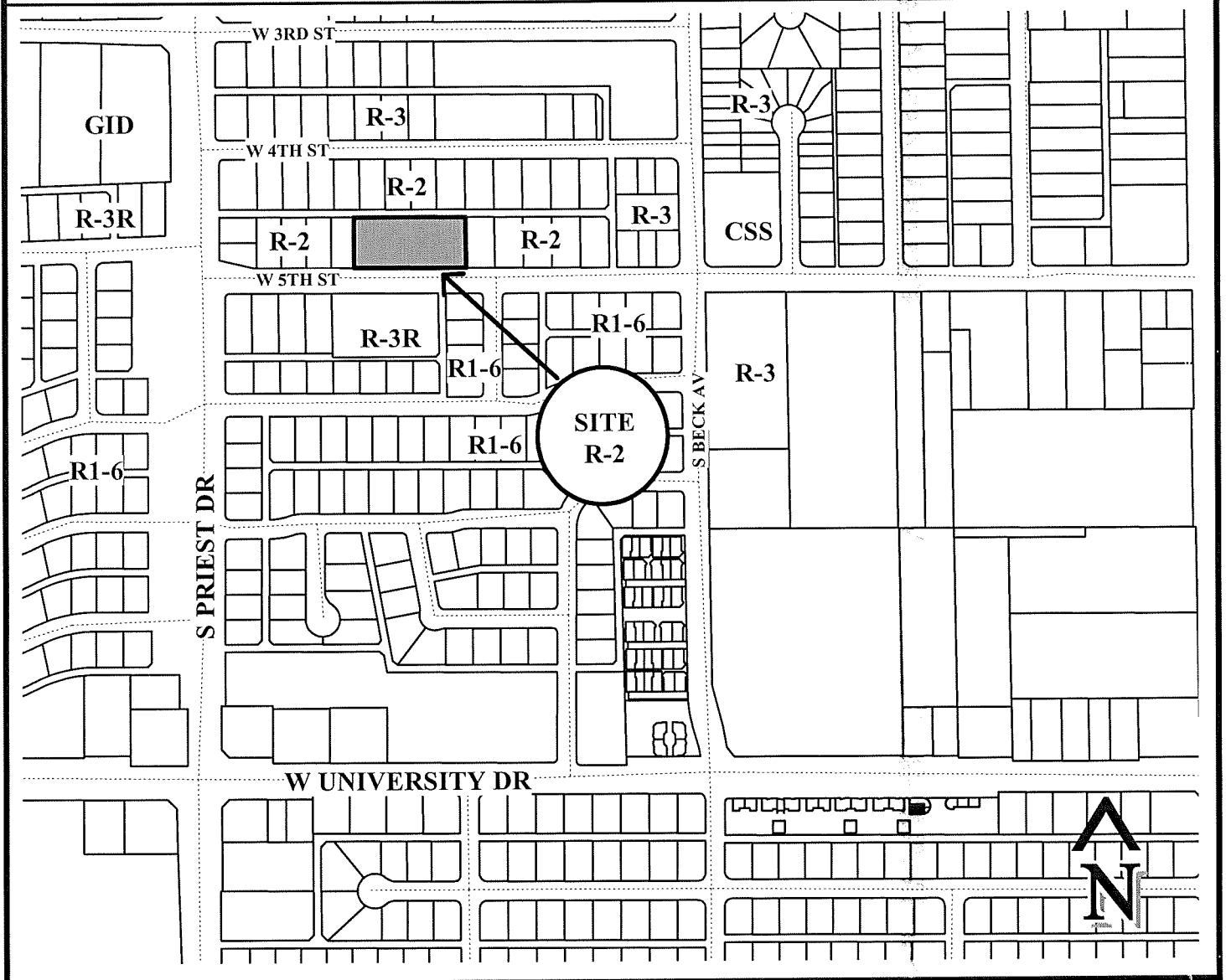
\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

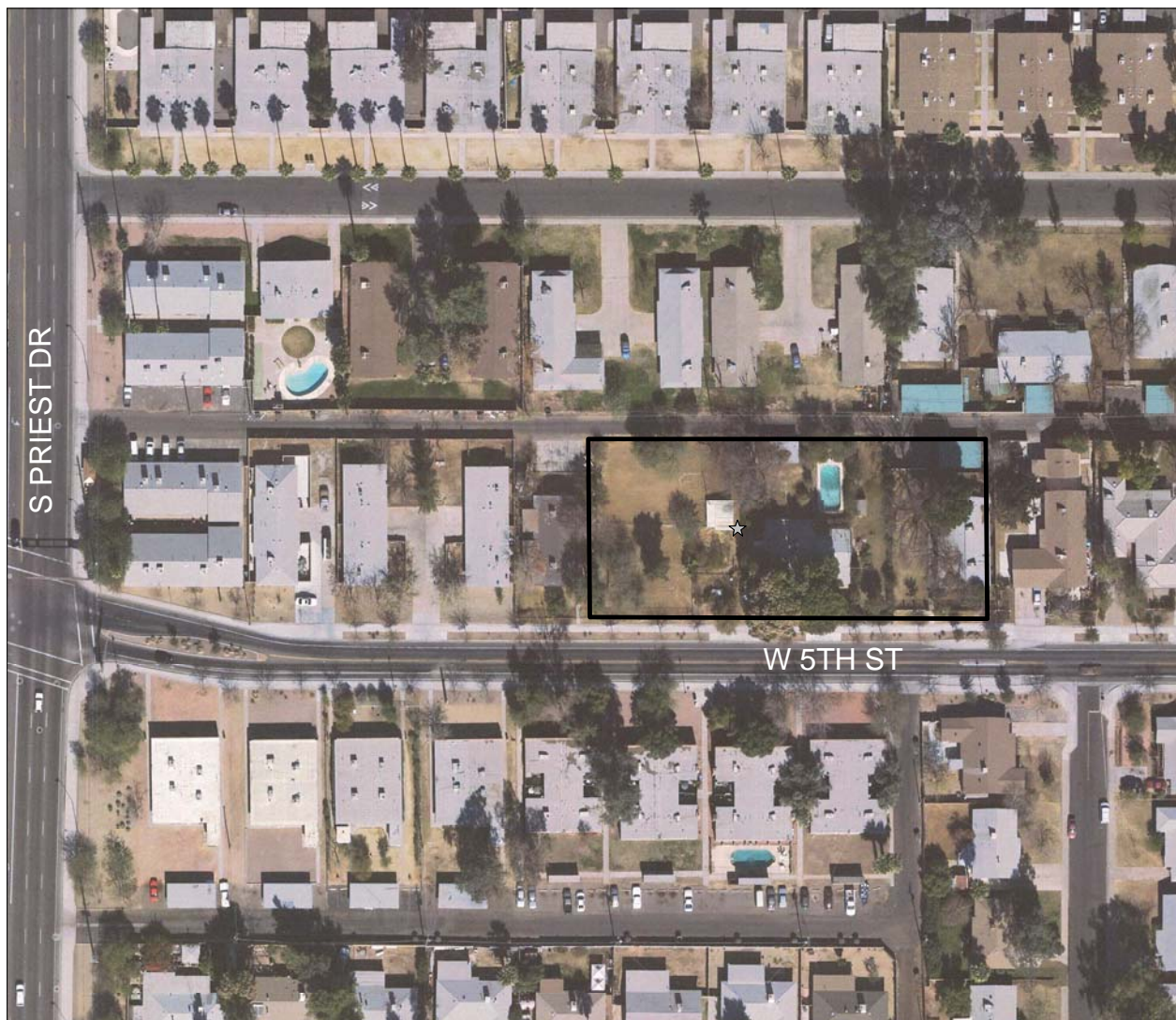
\_\_\_\_\_  
City Attorney

5TH STREET WEST

PL060558



Request



5TH STREET WEST (PL060558)

# Letter of Explanation

**5th Street West** by P.G.J.T. Holdings LLC, Philip Graham Combs Architects  
Project Address: 1300 West 5<sup>th</sup> Street, Tempe Arizona

5<sup>th</sup> Street West is a new, two and three story ten unit Townhouse Development. Each unit contains a two car garage.

Both two and three story elements were used to create a variety in mass and scale, and to allow natural light to enter multiple sides of the buildings. The two-story units are located next to the street and the alley to soften the impact on the neighborhood, while the three story units are located on the interior part of the site. Large building masses are divided into smaller components that create a human scale as viewed from the sidewalk and from with-in.


The careful articulation of porches and large overhangs and the use of materials such as brick create warmth and a human scale, while sharp horizontal and vertical lines create a contemporary "Urban" design.

Large roof and balcony overhangs shade large glass areas to promote passive energy conservation.

The mix of materials (brick, siding, and stucco) used on this project echoes the materials used in the existing neighborhood .

All units have a direct view to 5<sup>th</sup> Street from their living rooms, to encourage neighborhood interaction. All units are designed around a common green space to promote a sense of micro "Project" community and interaction.

Respectively Submitted,



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Philip Combs, Architect

FEB 21 2007

December 22, 2006

RE: Neighborhood Meeting for Case Number PL 060558

The meeting was held on December 18, 2006 at the "Westside Center" located at 715 West 5<sup>th</sup> Street, Tempe, AZ 85251. Representing the proposed Ten (10) unit family town home project, 1300 West 5<sup>th</sup> Street:

- Phil Combs, Project Architect
- Thomas A. Goscicki, Builder/AJT Development, LLC
- Owner of the project is: PGJ&T Holdings, LLC, and an Arizona Limited Liability Company.

Mr. Combs and Mr. Goscicki opened the meeting at 6:00 PM. The neighborhood citizens (see attached list) started arriving at 6:15 PM. After our presentation of the project was made the meeting was opened to discussion. No other members of the community arrived.


The majority of the attendees thought that the design and layout of the project was well done. The discussions touched on the number of units, parking, setbacks, SRP irrigation, the zoning change of our project plus community participation in the design of our project.

Bill Butler, the President of the Riverside/Sunset Community Association had concerns about irrigation, as did Al Snyder and Jonathan Thums. We informed them that to our knowledge we are not going to be disrupting the existing SRP irrigation lines. Bill Franke and Sue Franke questioned us about the height of our buildings. Bill and Sue live at 1316 W. 6<sup>th</sup> St., Tempe, AZ 85281. We explained that we were proposing some 2 story as well as 3 story town homes to minimize view interruption, and that we would not exceed the zoning height restrictions.

Margaret Short and Todd Green were very interested in our zoning and number of units. We informed them we absolutely would only request the number of units allowable by the City of Tempe community general plan. We informed them we were applying for R-1

PAD zoning. They asked if they could have 3 units on their respective properties. I explained that I was not qualified to answer that question; however, I was sure they could also apply for an R-1 PAD zoning if they wished.

The majority of the comments made were in favor of our landscaping, open spaces (the site is not covered only with structures), good supply of guest parking, and overall design of buildings. Bill Butler called me the following day to say that we did a good job responding to and engaging with the community at the meeting. Mr. Butler again stated that he liked our project and design work. Al Snyder also called to say how well he thought we conducted the meeting, and that he liked our project. He also indicated that he might be interested in selling us his property to the East of our lot. We felt that the feedback from the members of the neighborhood at the meeting was generally positive. The meeting was concluded at 8PM.



Thomas A. Goscicki

Note: I ran into Jonathan Thums at the project site recently. He again said he very much liked our project.



NEIGHBORHOOD MEETING - 10 UNIT

12-18-06

6-8 PM MEETING

Sam Snyder  
Al & Mary Snyder  
Margaret Stort

TODD GREEN

Dave Swanson

1217 W. 4th St. Tempe, Az 85281

Bill Butler

1222 W. 4th ST ✓ — —

Susan Tranhe

1316 W. 6th St. Tempe Az 85281

Bill Tranhe

" " " " " " "

Jonathan Thums

P.O. Box 3126, Tempe, Az

April 15, 2007

Re: Neighborhood Meeting for Case Number PL0 60558

This was the second neighborhood meeting concerning this project. The meeting was held on April 4, 2007 at the 'Westside Center' located at 715 W. 5<sup>th</sup> Street, Tempe, AZ 85281. The project is now known as "5<sup>th</sup> Street West". Representing the new 13 unit single family town home project located at 1300 W. 5<sup>th</sup> Street, Tempe, AZ were:

- ➤ Phil Combs, Project Architect
- ➤ Thomas A. Goscicki, builder/AJT Development, LLC
- ➤ Owner of the project is: PGJ&T Holdings, LLC

Mr. Combs and Mr. Goscicki opened the meeting at 6:00 PM. The neighborhood citizens (see attached list) started arriving at 6:05 PM. Mr. Ryan Levesque, Tempe City Planner, also attended the meeting. At 6:20 PM with only five (5) members of the community in attendance Mr. Combs and Mr. Goscicki began the meeting.

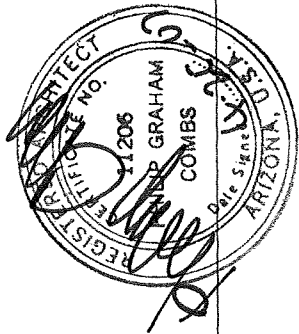
Mr. Goscicki explained that PGJ&T Holdings, LLC had purchased the property to the East of the original project site and thereby increased the project to 13 units. This required the second neighborhood meeting. Mr. Combs and Mr. Goscicki explained the project and discussed the number of units, parking, setbacks, landscaping. There was also a conversation about SRP irrigation insofar as PGJ&T Holdings, LLC would not use the irrigation; however, PGJ&T would make sure the irrigation stayed in working order as long as Mr. Rauston (who owns the property to the West) wanted irrigation water.

Upon completion of the presentation of the project the floor was opened for discussion from the five (5) people in attendance. All of the attendees were in favor of the project and thought it was a well-designed project.

The meeting was closed at 7:30 PM. There was a strong impression from the community/attendees that PGJ&T Holdings, LLC had a project that would enhance the neighborhood and that was in line with the City of Tempe's vision for the area.

Respectfully submitted,

Thomas A. Goscicki



# PLANNED AREA DEVELOPMENT OVERLAY FOR 5TH STREET WEST

A PORTION OF THE SOUTHWEST QUARTER OF SECTIN 16, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVE BASE AND MERIDIAN MARICOPA COUNTY, ARIZONA

## STATEMENT OF OWNERS

WE HAVE REVIEWED THIS PLAN AND APPROVED THE DEVELOPMENT AD SHOWN.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007  
BY \_\_\_\_\_ AS \_\_\_\_\_ OF  
P.G.J.T. HOLDINGS, LLC

## ACKNOWLEDGMENT

STATE OF ARIZONA, COUNTY OF MARICOPA THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007 BY  
AS \_\_\_\_\_ P.G.J.T. HOLDINGS, LLC OWNER  
IN WITNESS WHEREOF I HAVE HERUNTO SET MY HAND AND OFFICIAL SEAL.  
NOTARY PUBLIC:  
MY COMMISSION EXPIRES \_\_\_\_\_

## LEGAL DESCRIPTION

APN 124-28-038A  
THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA RIVER BASE AND MERIDIAN BEING MORE PARTICULARY DESCRIBED AS FOLLOWS, TRACT A OF JO-ELLEN HOMES PER THE PLAT OF RECORD BOOK 89 OF MAPS PAGE 4, OFFICIAL RECORDS OF THE COUNTY OF MARICOPA COUNTY ARIZONA, EXCEPT THE WEST 60 FEET THEREOF.

APN 124-28-018  
LOT 10, PECAN GROVE ESTATES, BOOK 78 OF MAPS, PAGE 39

## OWNER/DEVELOPER

P.G.J.T. HOLDINGS, LLC  
8501 EAST CITRUS WAY  
SCOTTSDALE ARIZONA 85250

## PROJECT DATA

SUBMITTED BY: PHILIP GRAHAM COMBS ARCHITECTS  
14550 NORTH FRANK LLOYD WRIGHT BLVD.  
SUITE 120  
SCOTTSDALE ARIZONA 85260

SITE ADDRESS: 1300 WEST 5TH STREET, TEMPE ARIZONA  
EXISTING ZONE: R-2, (PROPOSED ZONE R1-PAD)

EXISTING AREA: 6607 AC. (28,782 SF) + 2275 AC. (991,050 SF) = 8882 AC. (38,692 SF)

GENERAL PLAN: RESIDENTIAL / MEDIUM (15 UNITS PER ACRE)

CONSTRUCTION: 2003 IRC CODE CONSTRUCTION TYPE 5-B, OCCUPANCY R3  
AN AUTOMATIC FIRE EXTINGUISHING SYSTEM WILL NOT BE INCLUDED.

DENSITY REQUEST: 15 UNITS PER ACRE (15 X .8882 = 13.3 UNITS) 13 UNITS

BUILDING HEIGHT: (EXISTING 30') PROPOSED 25' FOR TWO STORY, 35' FOR THREE STORY UNITS

BLDG. LOT COVERAGE: (EXISTING 45%) PROPOSED 30%

LANDSCAPE COVERAGE: (EXISTING 30%), PROPOSED 30%

SETBACKS:  
FRONT BUILDING: (20' EXISTING), 14' PROPOSED  
FRONT OPEN STRUCTURE: (15' EXISTING), 9' PROPOSED  
REAR: (15' EXISTING), 7' PROPOSED  
EAST SIDE: (10' EXISTING), 9' PROPOSED, (7' BUILDING PROJECTION)  
WEST SIDE: (10' EXISTING), 28' PROPOSED

PARKING REQUIRED: 3 BEDROOM (8) UNITS X 2.5 = 20  
2 BEDROOM (5) UNITS X 2.0 = 10  
GUEST (13) UNITS X 0.2 = 03

TOTAL REQUIRED: 33

PARKING PROVIDED: GARAGE SPACES 26  
SURFACE SPACES 06  
H.C. SPACE 01  
ADDITIONAL SURFACE 10 (GUEST FOR UNITS 5,6,7,12,13)

TOTAL PROVIDED: 45

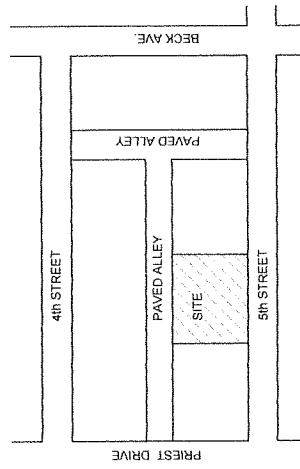
BICYCLE PARKING: 3 BEDROOM (8) UNITS X 1.00 = 8.0  
2 BEDROOM (5) UNITS X 0.75 = 3.75  
GUEST (13) UNITS X 0.20 = 2.6

TOTAL REQUIRED: 14

TOTAL PROVIDED: 22  
(8) SPACES IN GARAGES (UNITS 2,3,5,6,8,9,12,13)  
(11) SPACES ON PORCHES (UNITS 2 THRU 8 + 11,12,13)  
(3) SURFACE SPACES

## APPROVAL

BY: \_\_\_\_\_ DATE  
DEVELOPMENT SERVICES MANAGER



LOCATION MAP

NO SCALE

CONDITIONS OF APPROVAL  
(PAD07006)

APR 26 2007

BY: \_\_\_\_\_ DATE

DEVELOPMENT SERVICES MANAGER

DS061171

PAD07006

REC07013

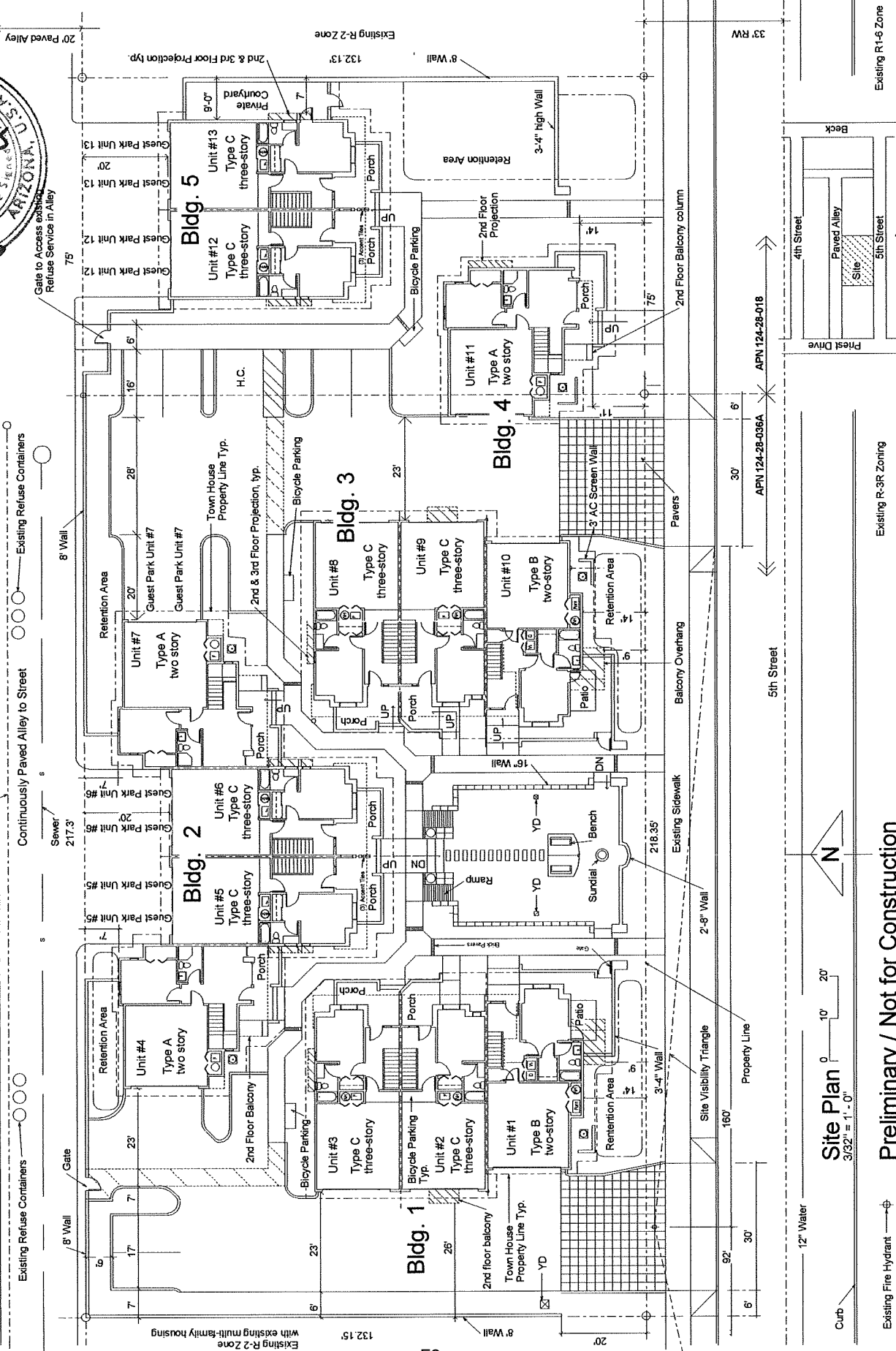
Existing R-2 Zoning with existing multi-family housing

O.H.E.

Existing Refuse Containers

Continuously Paved Alley to Street

Existing Refuse Containers



Site Plan  
3/32" = 1' - 0"

Preliminary / Not for Construction  
March 14, 2007  
Revised: April 18, 2007

Existing R-3R Zoning

Existing Fire Hydrant

DS061171

PAD07006

REC07013 APR 26 2007

5th Street West by P.G.J.T. Holdings LLC, Philip Graham Combs Architects

1300 East 5th Street, Tempe Arizona

PAD07006

REC07013

DS061171

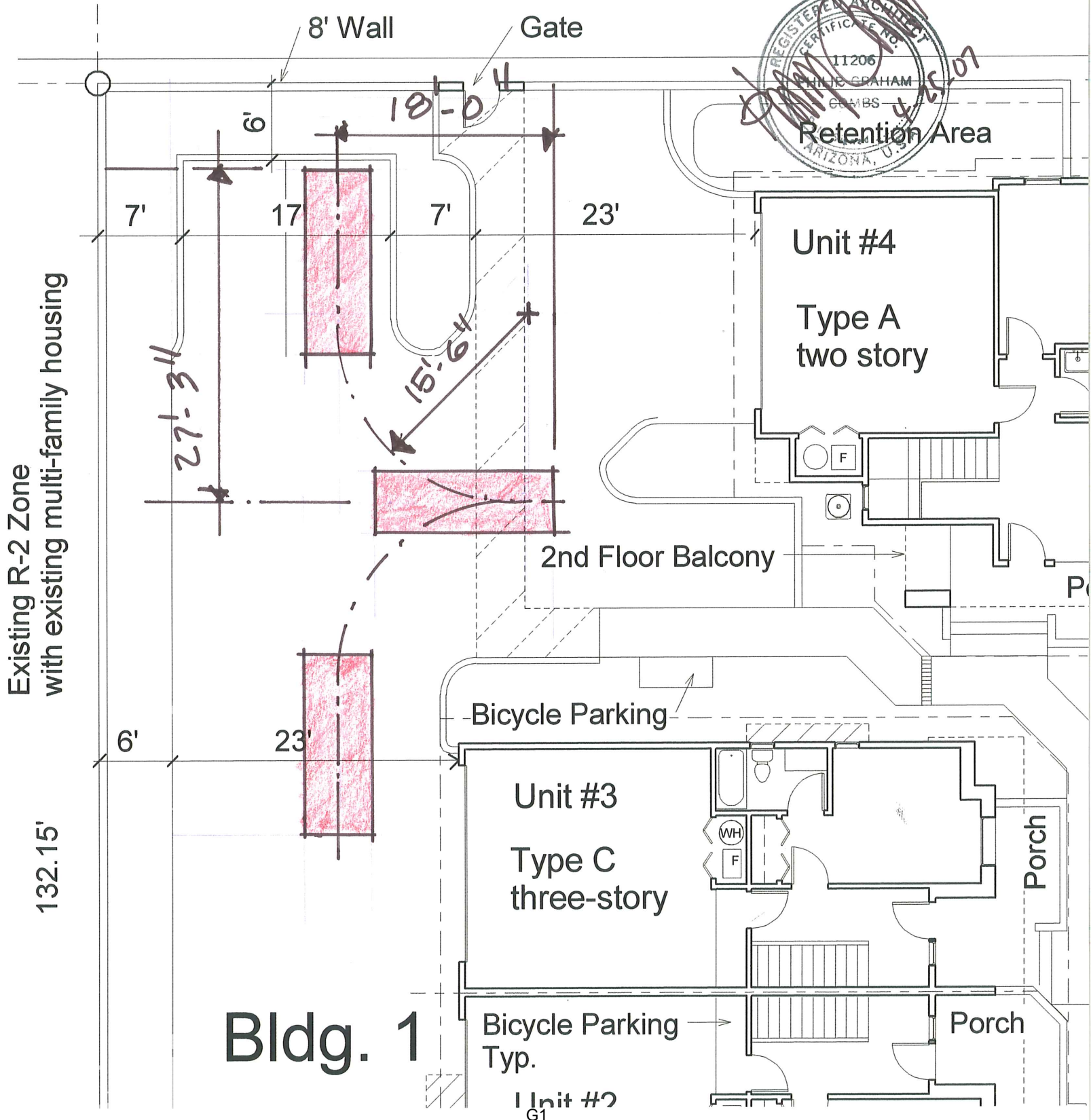
5TH STREET WEST APR 26 2007

PARKING DEMO - BACK-UP #1

Existing R-2 Zoning with existing

Existing Refuse Containers

$\frac{3}{32}'' = 1'-0''$





5<sup>TH</sup> STREET WEST

APR 26 2007

Existing R-2 Zoning with existing

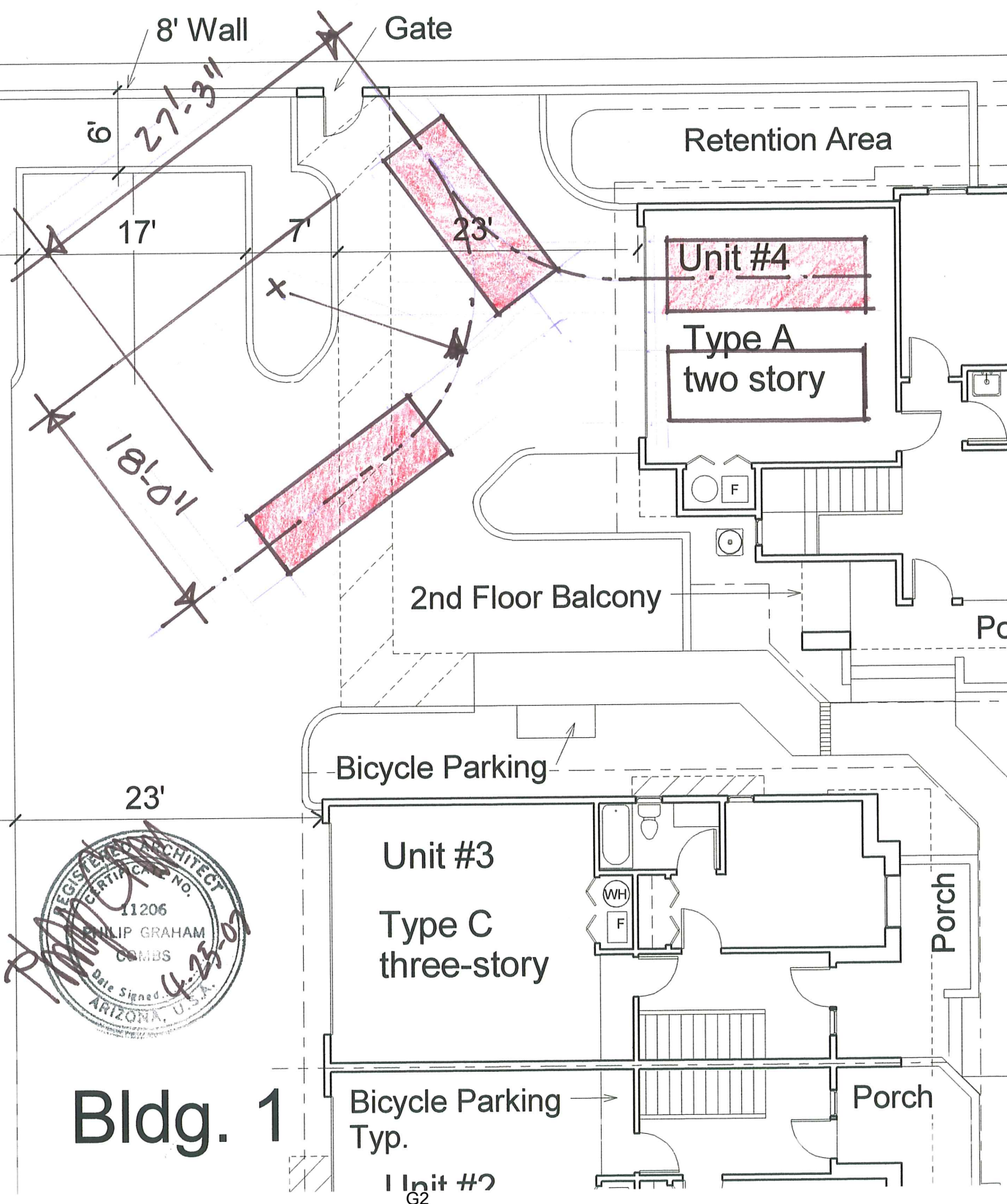
PARKING DEMO. BACK UP #2

Existing Refuse Containers

$3\frac{3}{32}'' = 1'-0''$

Existing R-2 Zone  
with existing multi-family housing

132.15'



# STAFF RECOMMENDED LAYOUT

Existing Refuse Containers



OH

Cor

Sew

217.

PRIVATE YARD

Tandem Parking Unit #5

Bldg.

Unit #4

Type A  
two story

Unit #5

Type C  
three-story

2nd Floor Balcony

Bicycle Parking

A.C. Unit,

Unit #3

Type C  
three-story

Porch

Unit #2

Type C  
three-story

Porch

Unit #1

Type B  
two-story

(3) Accent Tiles

Porch

UP

DN

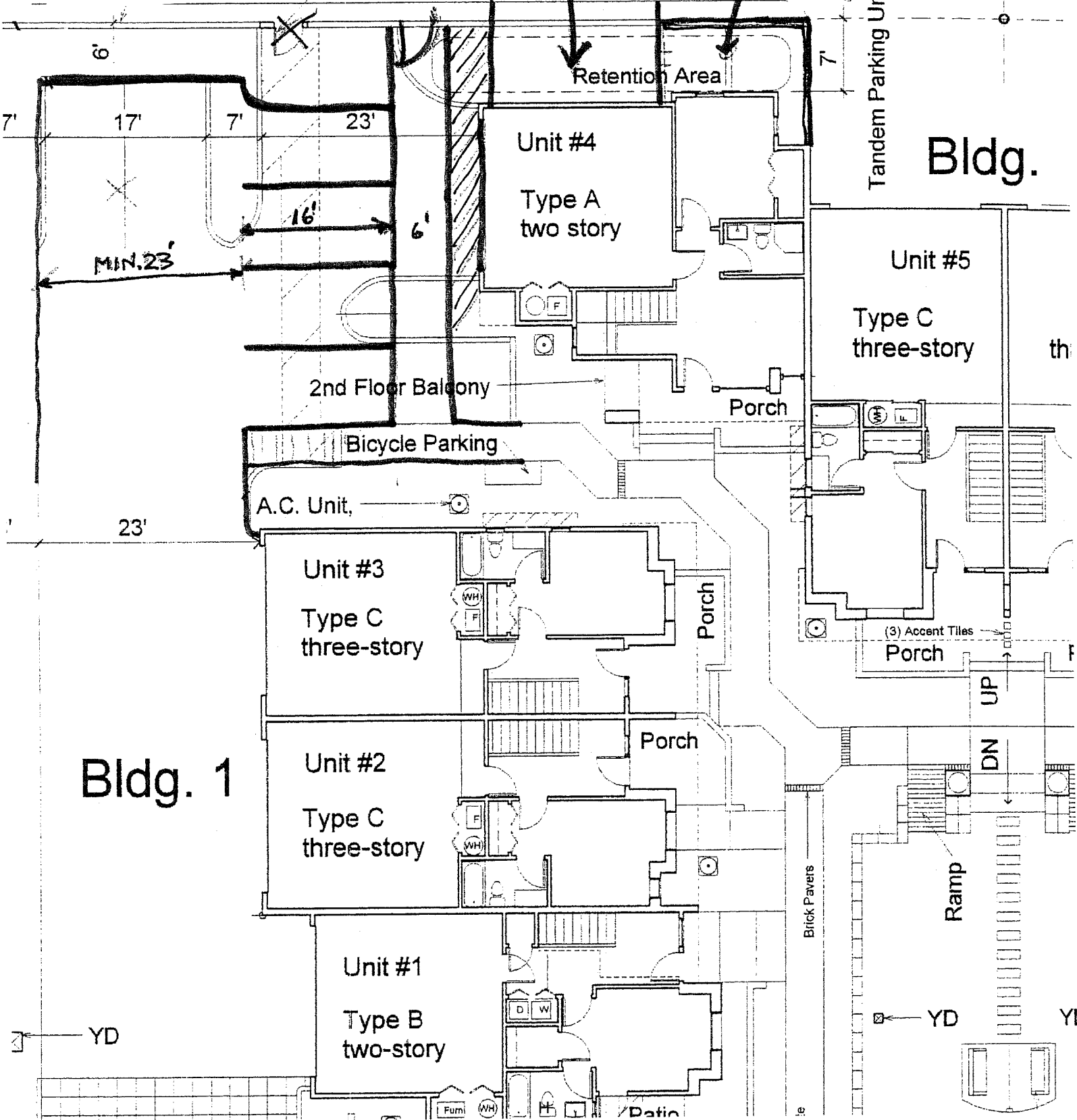
Ramp

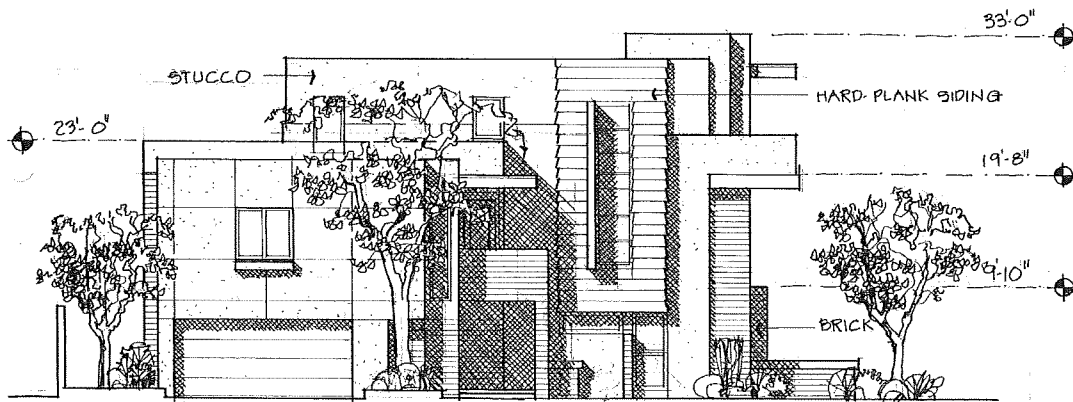
Brick Pavers

YD

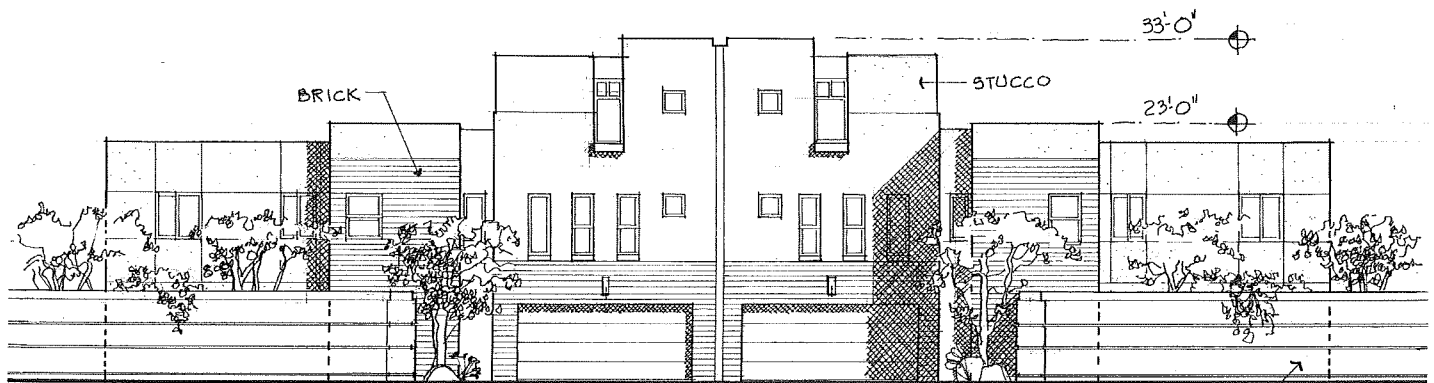
YD

YI



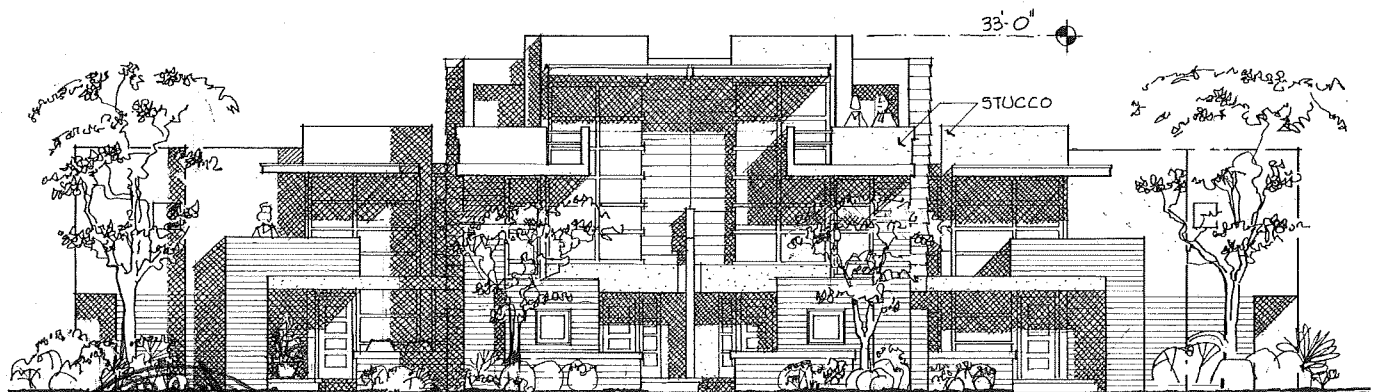


East and West Elevation



North Elevation

8' HIGH MASONRY WALL PAINTED WITH RAKED HORIZONTAL JOINTS 2'-0" O.C.



South Elevation



FEB 27 2007

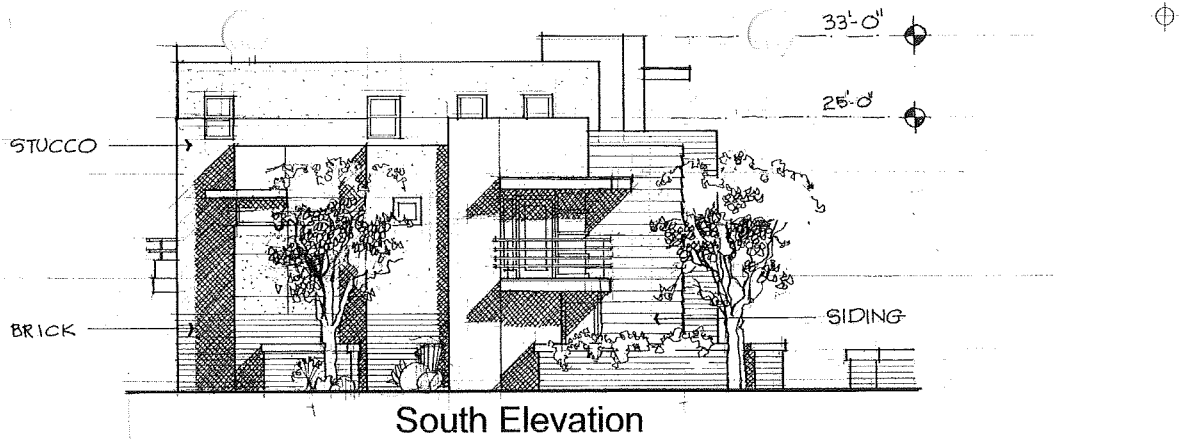
0 5 10

3/16" = 1'-0"

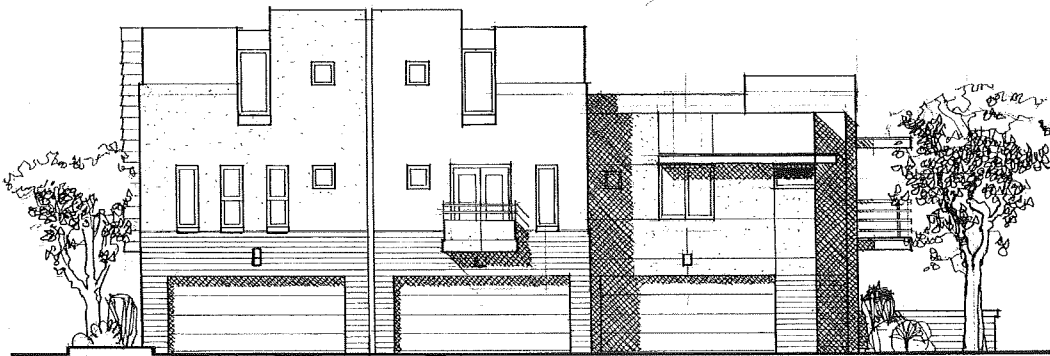
**Building #2**

**5th Street West** by P.G.J.T. Holdings LLC, Philip Graham Combs Architects

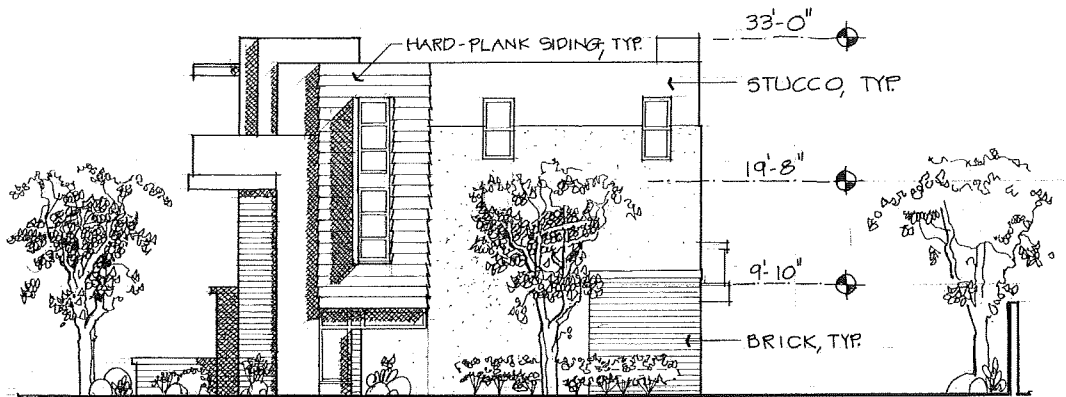




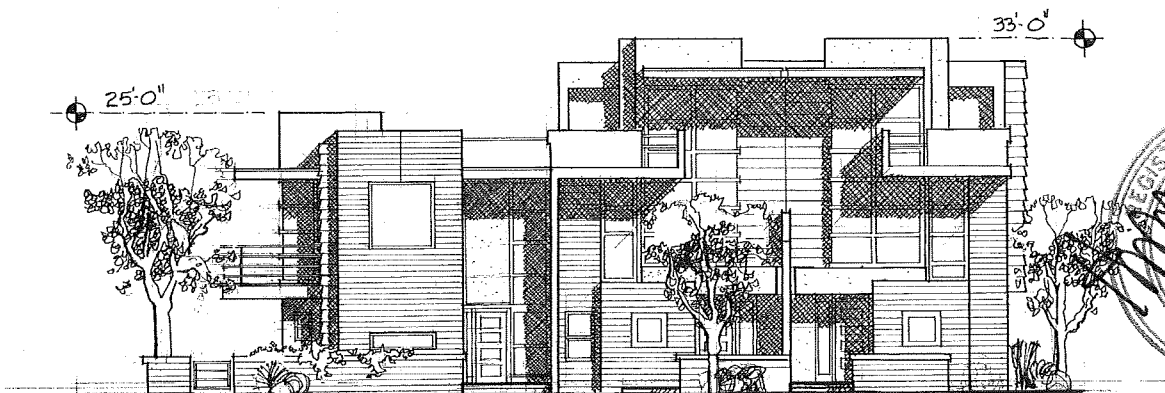
South Elevation



West Elevation Building No. 1, East Elevation Building No. 3



North Elevation



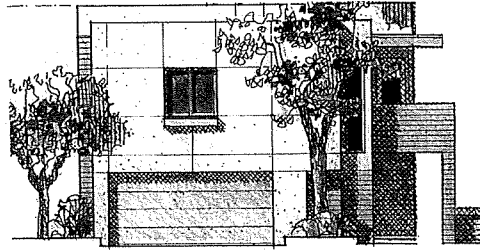
East Elevation Building No. 1, West Elevation Building No. 3



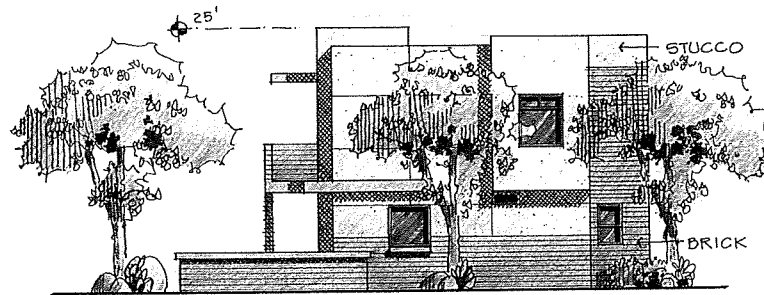
FEB. 21 2007

0 5 10 3/16" = 1'-0"

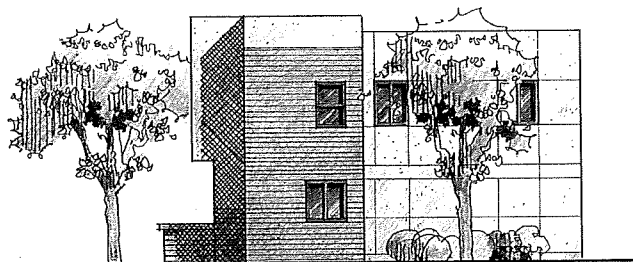
**Building #1, # 3**  
**5th Street West** by P.G.J.T. Holdings LLC, Philip Graham Combs Architects



West Elevation



East Elevation



North Elevation



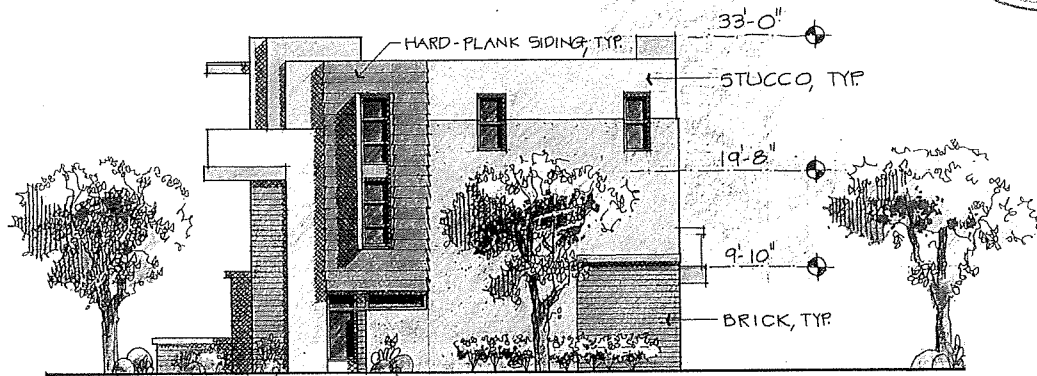
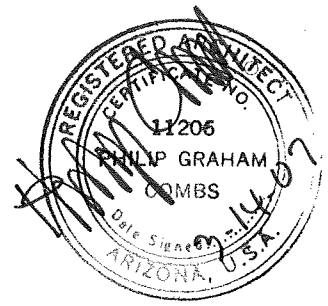
South Elevation

MAR 21 2007

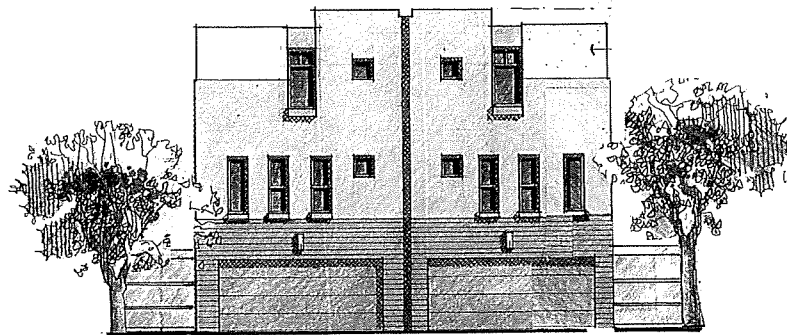
13 0 5 10 3/16" = 1'-0"

**Building #4**

**5th Street West** by P.G.J.T. Holdings LLC, Philip Graham Combs Architects



East and West Elevation



North Elevation



South Elevation

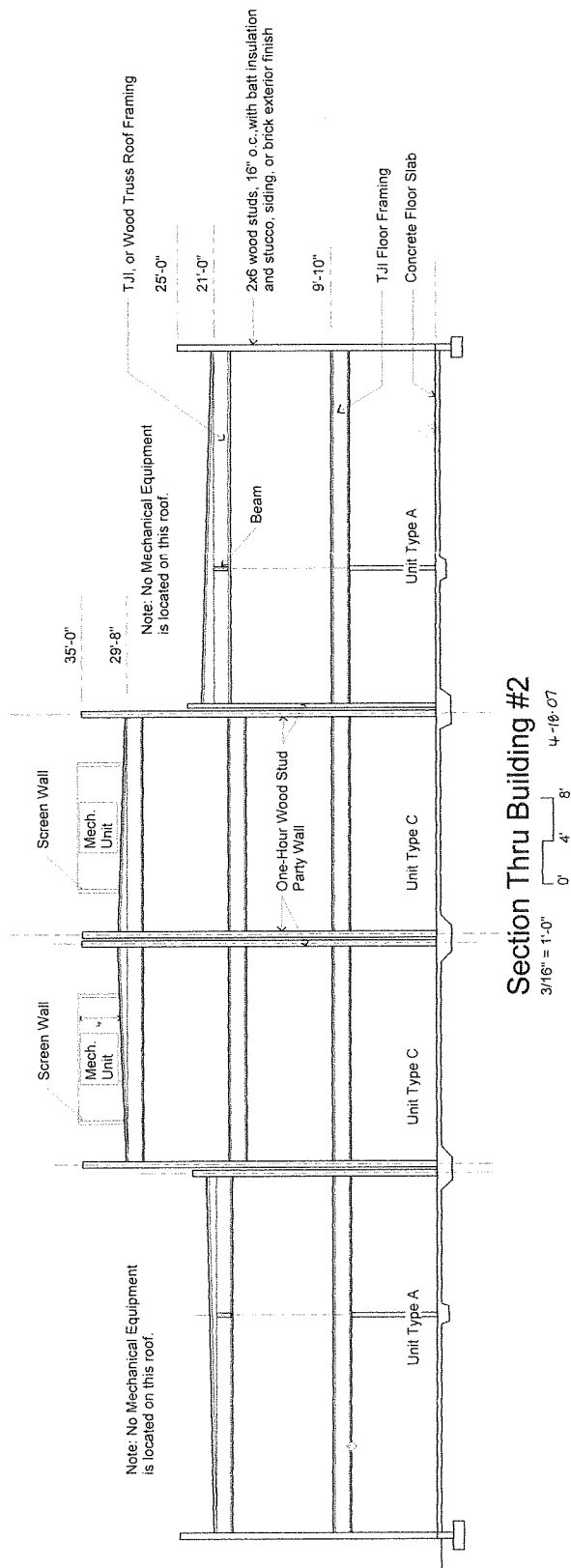
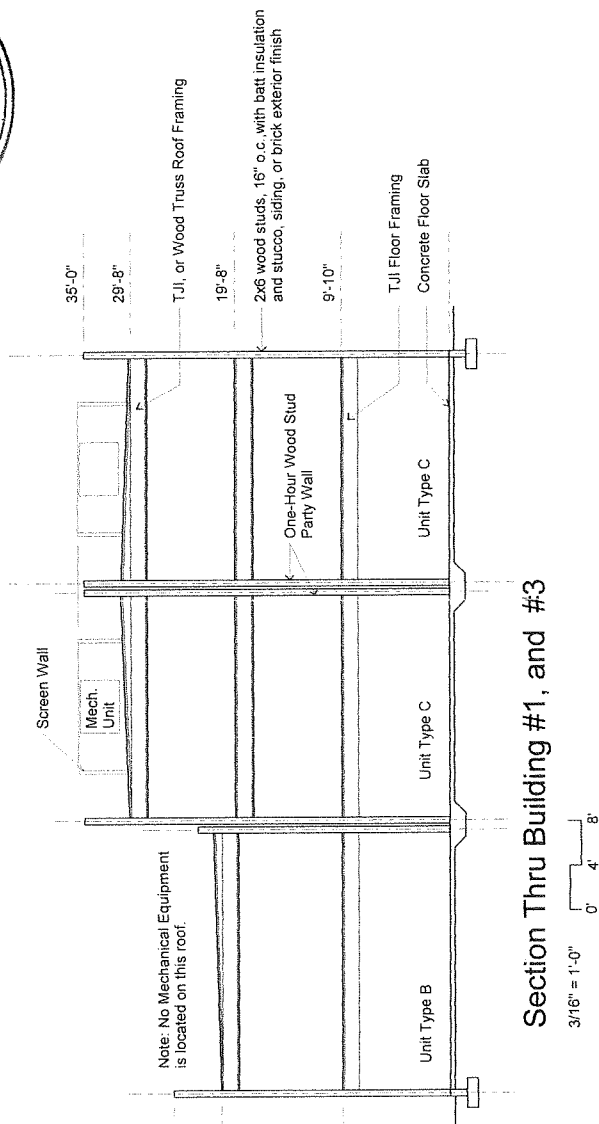
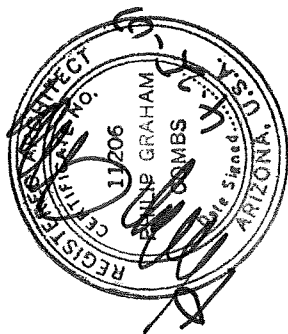
MAR 21 2007

0 5 10

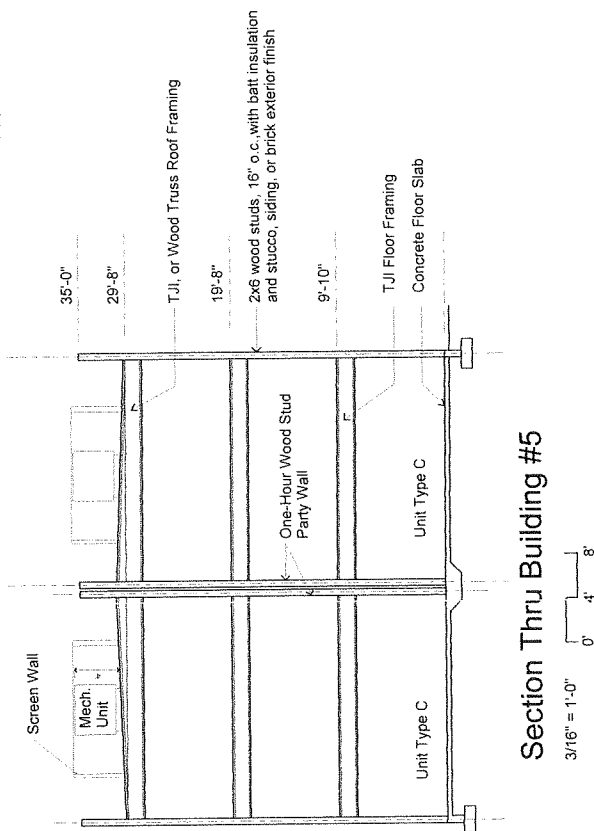
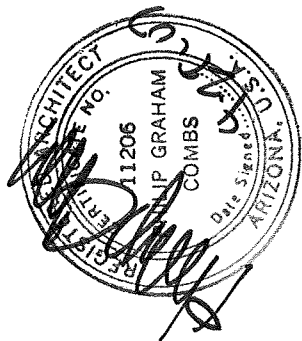
3/16" = 1'-0"

**Building #5**

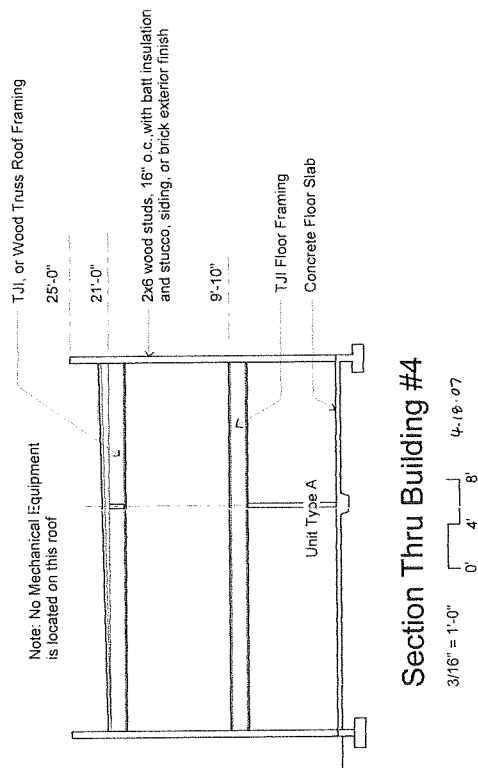
**5th Street West** by P.G.J.T. Holdings LLC, Philip Graham Combs Architects



APR 26 2007

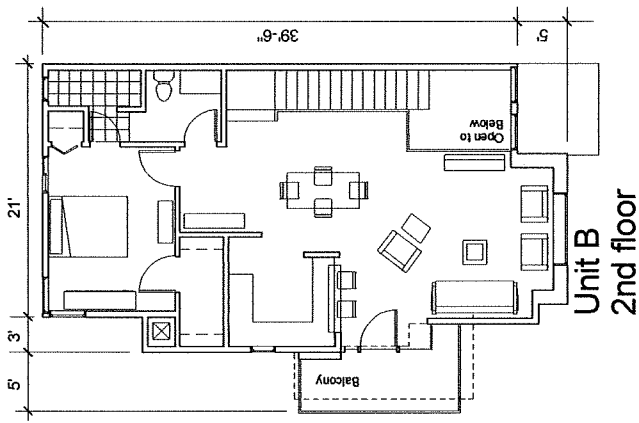


Section Thru Building #5



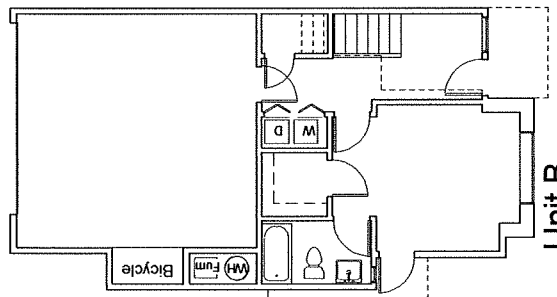
Section Thru Building #4

APR 26 2007



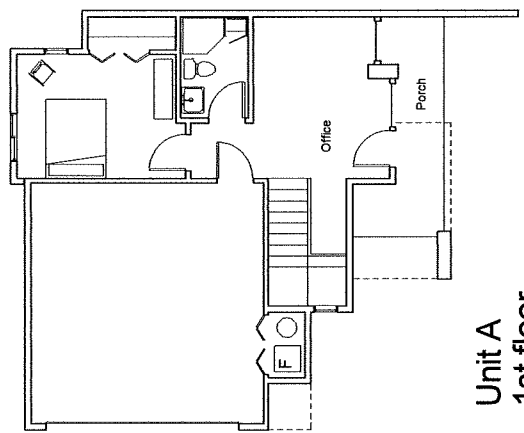
**Unit B**  
2nd floor

843 SF



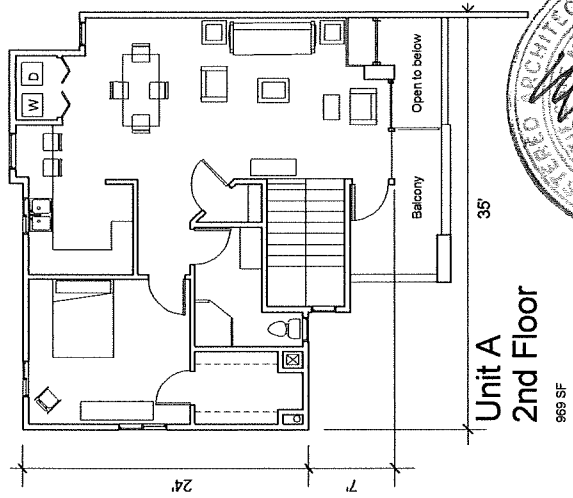
**Unit B**  
1st floor

432 SF  
(Liv)



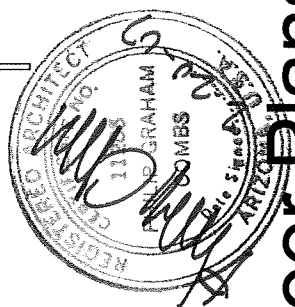
**Unit A**  
1st floor

475 SF (Liv)



**Unit A**  
2nd Floor

969 SF



# Unit Floor Plans

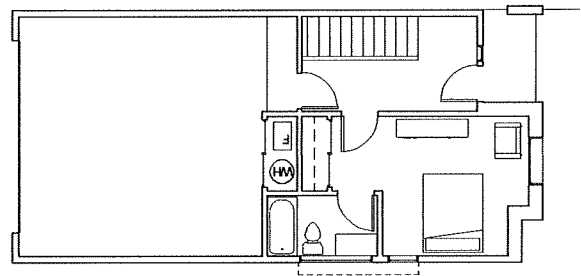
**5th Street West**  
1300 West 5th Street, Tempe Arizona

**P.G.J.T. Holdings, LLC**

Philip Graham Combs, Architects  
14550 N. Frank Lloyd Wright Blvd.  
Suite 120  
Scottsdale Arizona 85260

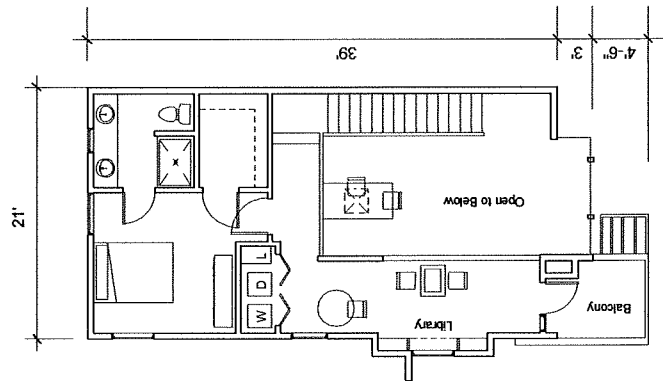
3/16" = 1' - 0"  
February 20, 2007

**Preliminary / Not for Construction**



**Unit C**  
1st floor

352 SF (Liv)

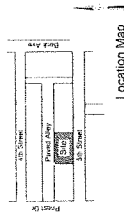


**Unit C**  
3rd floor

498 SF

# COVER SHEET

## PRELIMINARY PLANTING PLAN



### PRELIMINARY PLANT LEGEND

SYMBOL	BOTANICAL/COMMON	QTY.	SIZE
	<i>Cercidium praecox</i> Blue Palo Verde	8	24" box
	<i>Acacia stenophylla</i> Shrubby Acacia	16	15 gal
	<i>Colopha linearis</i> Desert Willow	3	24" box (E. of Unit 11)
	<i>Ulmus parvifolia</i> European Elm	14	15 gal
	<i>Ulmus parvifolia</i> European Elm	9	24" box min.
	<i>Ulmus parvifolia</i> European Elm	15	15 gal
NOTE: Any trees planted in the public Right-Of-Way shall have a 1.5' minimum trunk caliper.			
	<i>Cassia nemoralis</i> Fairy Cassia	14	1 gal
	<i>Cordia alliodora</i> Little-Leaf Cordia	18	5 gal
	<i>Dodonaea viscosa</i> Purple Haze Bush	58	5 gal
	<i>Tecoma hybrid</i> Orange Bell	11	5 gal
	<i>Dodonaea viscosa</i> Purple Haze Bush	46	5 gal
	<i>Scaevola taccada</i> Scaevola	62	1 gal
	<i>Leucophyllum frutescens</i> Silverbush	47	1 gal
	<i>Leucophyllum frutescens</i> Silverbush	25	1 gal
	<i>Leucophyllum frutescens</i> Silverbush	22	5 gal
CACTUS AND SUCCULENTS			
	<i>Cereus peruvianus</i> Night Blooming Cereus	4	24" min. ht.
	<i>Agave vivipara</i> Century Plant	20	18" min. ht.
	<i>Agave vivipara</i> Century Plant	18	1 gal 24" O.C. max.
GROUND COVERS			
	<i>Convolvulus cretensis</i> Bush Morning Glory	29	1 gal 36" O.C. max.
	<i>Euphorbia rigida</i> Blue Euphorbia	50	1 gal 36" O.C. max.
	<i>Verbena peruviana</i> Purple Verbena	15	1 gal 36" O.C. max. or as shown
	<i>Lantana montevidensis</i> Spreading Lantana	30	1 gal 36" O.C. max.
	<i>Oenothera biennis</i> Mexican Evening Primrose	21	1 gal 36" O.C. max.

LAWN: Midiron or other type to be determined in final design stage.  
 DECOMPOSED GRANITE: Provide 2" minimum applied depth through out all planting areas except lawn. Color and size to be determined in final design stage. Landscape Architect to approve before delivery to job site.

### Preliminary Planting Plan Project/Case SPR06136

Submitted By: Landon Associates, Inc.

4148 North Arcadia Drive  
Suite 200  
Phoenix, Arizona 85018  
Phone (602) 912-9600

Owner: P. G. J. T. Holdings, LLC

Project Name: 5th Street West

Site Address: 1300 West 5th Street (12428036A)

Existing Zone: R-2

Zone Request: R-1-PAD

Existing Area: See Architect's Site Plan

Bicycle Parking: See Architect's Site Plan

Plant materials are selected for their site complementary form, structure and color and are transitional in character. Emphasis is placed on pedestrian compatibility, low water use, low maintenance, and low cost. The project site area retention basin to create an inner development micro-park area.

All plants in public right of way shall be found on the Arizona Department of Water Resources Plant list that is current at the time of approval of the Landscape Drawings.

The plantings shown on this plan are PRELIMINARY and subject to change by the City of Tempe. The final plant list shall be determined by the City of Tempe in plant materials, size, quantity and location based on material availability and the further development of the project theme and character. However, plant materials of the final plan will be substantially the same or similar in character and theme.

Conceptual pedestrian lighting is shown through out the core development. The lighting design shall be determined by the City of Tempe. The lighting design shall be determined by the City of Tempe. The lighting design shall be determined by the City of Tempe.

Preliminary / Not for Construction



landon  
associates  
inc.

landscape  
architects

land development  
masterplanning  
& design

4148 north arcadia drive  
suite 200  
phoenix, az 85018  
tel. 602.912.9600  
fax 602.912.7462  
email: info@landonaz.com

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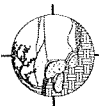
A new 10 Unit Townhouse Development  
1300 West Fifth Street, Tempe, Arizona

5TH STREET WEST

NO.	DATE

DATE: 03/15/07  
 DRAWN: JG/201 P  
 L1.0  
 of 2

# PRELIMINARY PLANTING PLAN



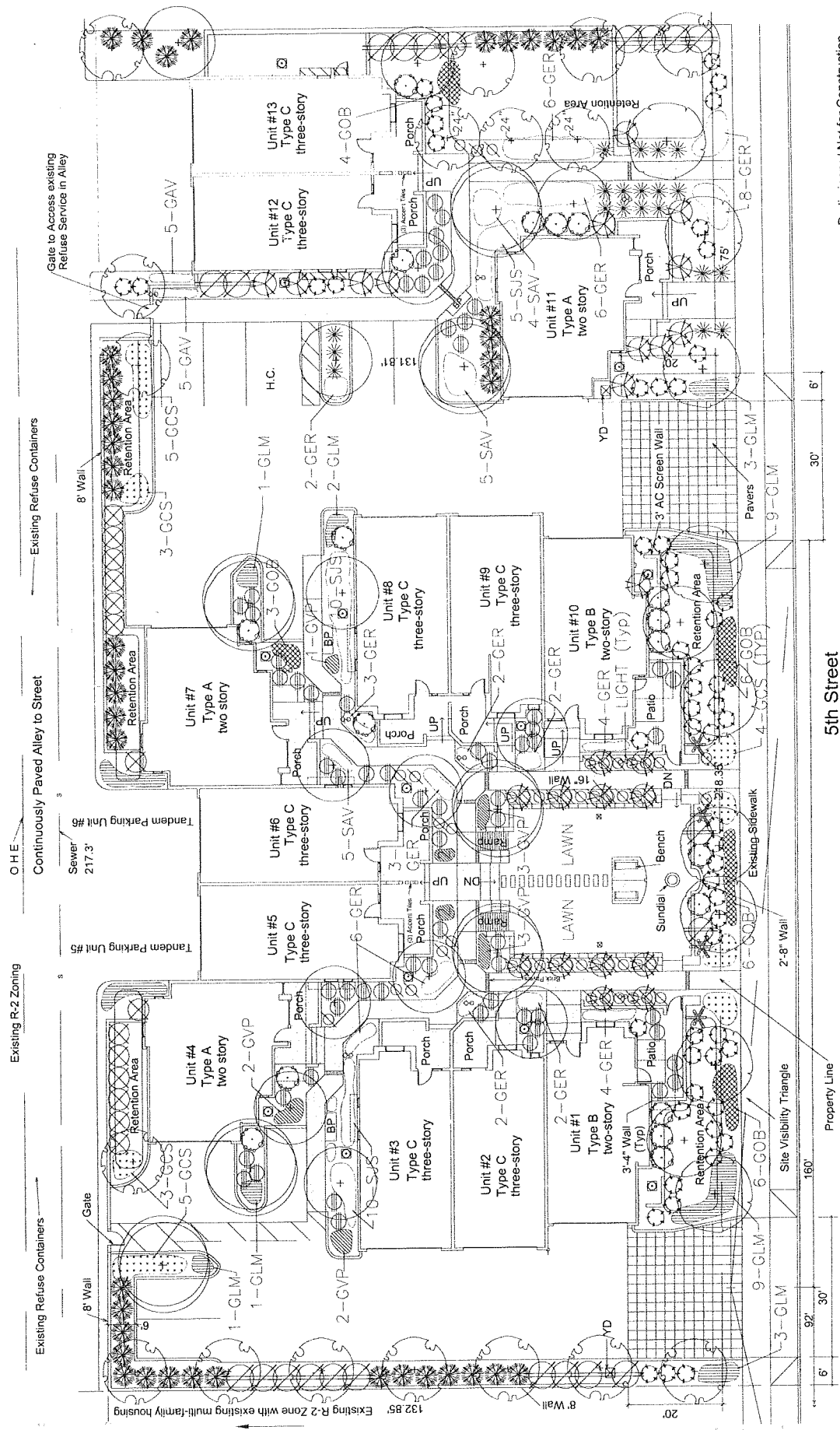
**london  
associates  
inc.**  
 landscape  
 architects  
 land development  
 masterplanning  
 & design  
 4148 north mesa drive  
 suite 200  
 phoenix 85018  
 tel. 602.442.9600  
 fax 602.432.7462  
 email london@london.com

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A new 10 Unit Townhouse Development  
 1300 West Fifth Street, Tempe, Arizona  
**5TH STREET WEST**

DATE	03/15/07
BY	DES/201/EA
SCALE	L2.0
PROJECT	5TH STREET WEST

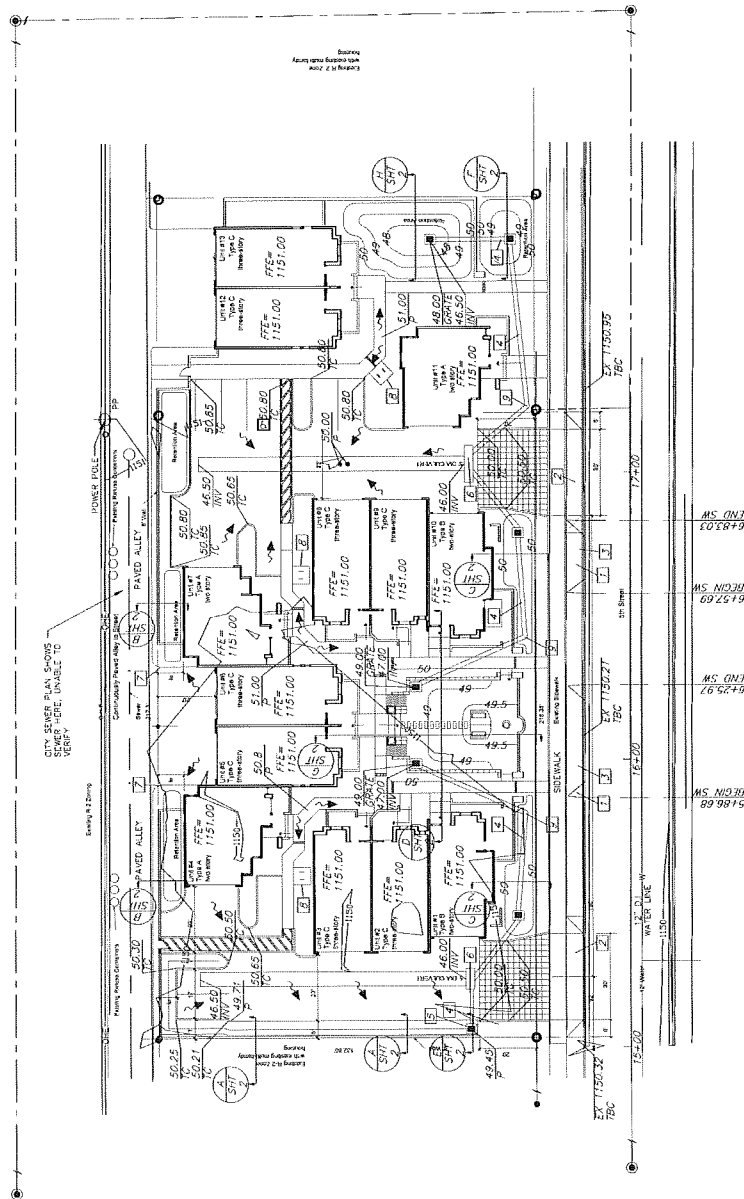
03/15/07  
 DES/201/EA  
 L2.0  
 5TH STREET WEST



Preliminary / Not for Construction

5th Street





NOTES

1. EXISTING DRIVEWAY ENTRANCE TO BE REMOVED
2. DRIVEWAY PER TEMPE DETAIL T-320
3. CURB, GUTTER & SIDEWALK PER HAG 220 TYPE "A" & 230
4. 18" CHAP CURB/PT
5. DITCH BASIN PER HAG 439
6. DPT. WELL SEE DETAIL SHEET 05
7. MATCH EXISTING ELEVATION
8. BICYCLE RACK PER TEMPE STD. DTL. T-578
9. 18" CUP ELOW PER MANUFACTURERS SPECIFICATIONS

### LEGEND

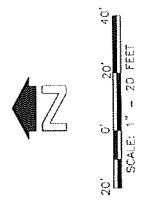
- ☐ SET 1/2" IRON PIN, L.S. #39954  
☐ PROPERTY CORNER  
FOUND 1/2" IRON PIN  
☒ FOUND BRASS/ALUMINUM CAP FLUSH  
WITH HOLE  
☒ FOUND BRASS/ALUMINUM CAP FLUSH  
HAND HOLE  
☐ POWER POLE  
☒ WATER VALVE  
☐ CLEAN OUT SANITARY SINKER  
☐ WATER WET BOX  
☐ SEWER MANHOLE
- SECTION, CENTER LINE \_\_\_\_\_  
PROPERTY LINE \_\_\_\_\_  
OWNER'S EASEMENT LINE \_\_\_\_\_

## BENCHMARK

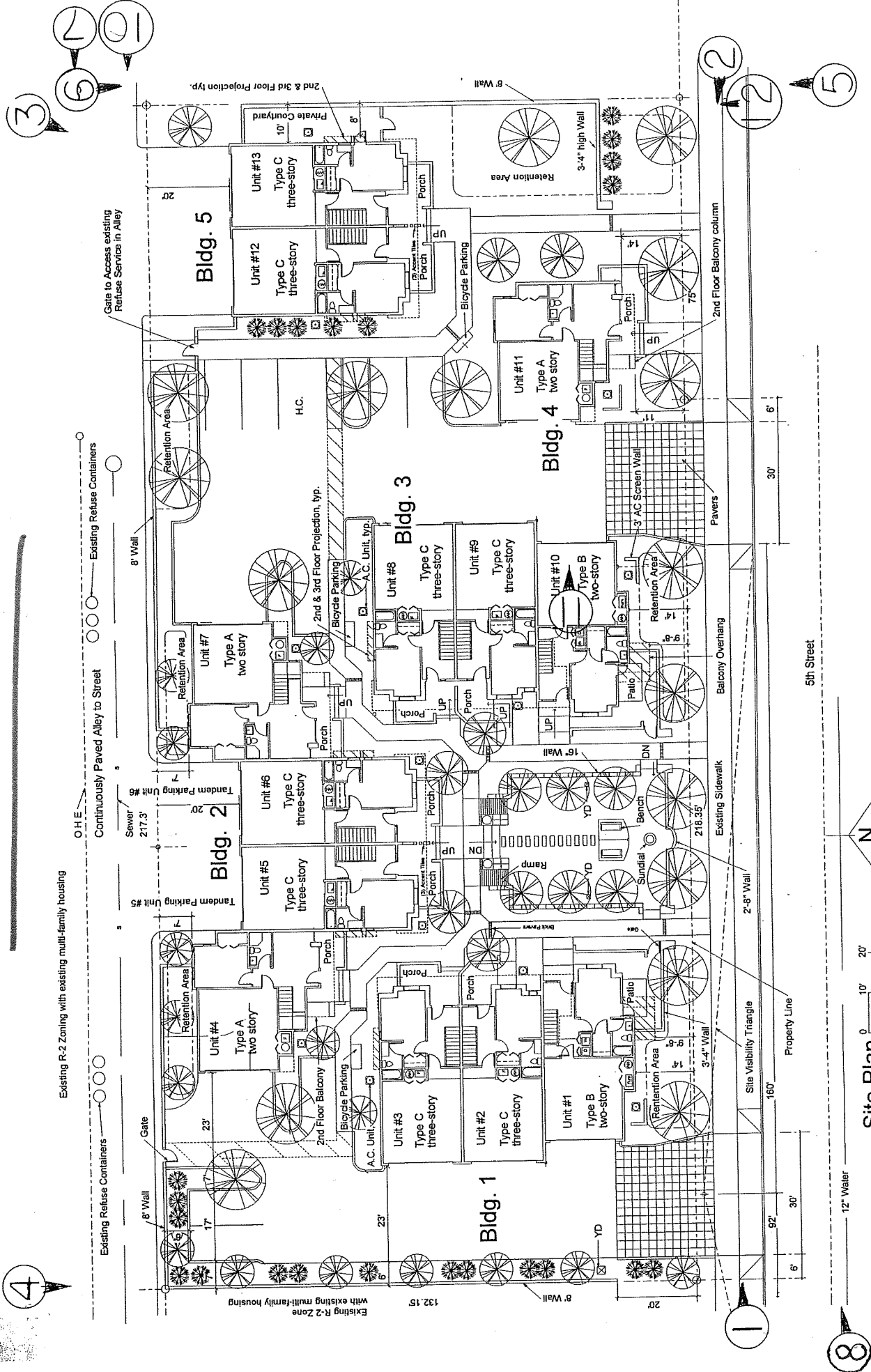
CITY OF TEMPE SEWER MANHOLE RIM FOUND IN ALLEY NORTH OF  
PROJECT SITE.  
ELEVATION = 1150.53

## BASIS OF BEARING

THE BASIS OF BEARING IS THE MONUMENT LINE OF 5TH STREET,  
USING A BEARING OF S89°51' 04"E.



# SITE PHOTOS





1



2



3



4

MAR 21 2007





5



6



7



8

MAR 21 2007



10



11



12

MAR 21 2007





East and West Elevation



North Elevation

8' HIGH MASONRY WALL PAINTED WITH RAKED HORIZONTAL JOINTS 2'-0" O.C.



South Elevation



0 5 10

3/16" = 1'-0"

**Building #2**

FEB 21 2007

**5th Street West** by P.G.J.T. Holdings LLC, Philip Graham Combs Architects





South Elevation



West Elevation Building No.1, East Elevation Building No. 3



North Elevation



East Elevation Building No.1, West Elevation Building No. 3

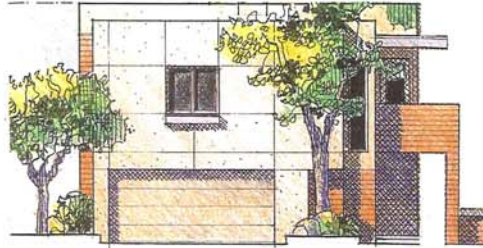
0 5 10 3/16" = 1'-0"

## Building #1, #3

5th Street West by P.G.J.T. Holdings LLC, Philip Graham Combs Architects



EB 2 1 2007



West Elevation



East Elevation



North Elevation



South Elevation



0 5 10

3/16" = 1'-0"

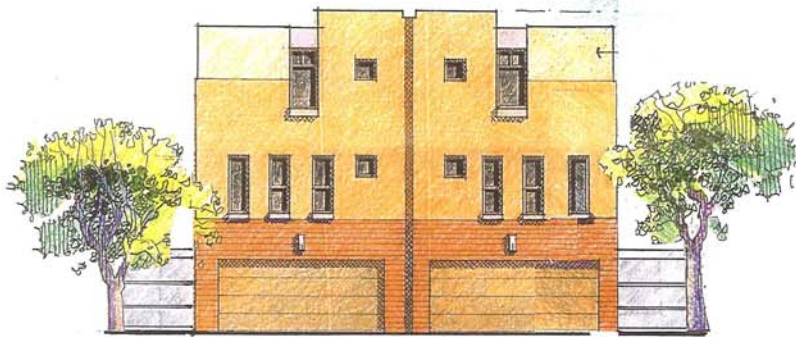
**Building #4**

**5th Street West** by P.G.J.T. Holdings LLC, Philip Graham Combs Architects





East and West Elevation



North Elevation



South Elevation



0 5 10

3/16" = 1'-0"

**Building #5**

**5th Street West** by P.G.J.T. Holdings LLC, Philip Graham Combs Architects